



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

### NOTICE OF PUBLIC HEARING

The **SOUTH END LANDMARK DISTRICT COMMISSION** will hold a public hearing:

**DATE:** Tuesday, July 3, 2018  
**TIME:** 5:30 P.M.  
**PLACE:** BOSTON CITY HALL, PIEMONTE ROOM, 5<sup>TH</sup> FLOOR

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

*After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).*

#### I. VIOLATIONS

36 Dwight Street

Applicant: Lewis Legon

Proposed Work: Ratification of an unapproved window well.

#### II. DESIGN REVIEW HEARING

18.1437 SE 610 Tremont Street

Applicant: Josh Rose-Wood, RoseWood Architects

Proposed Work: Amendment to application heard on 3/6/2018 construct a storefront; relocate door to opposite side.

18.1420 SE 159 West Newton Street

Applicant: David Janero and Jeffrey Thomson

Proposed Work: At front façade on garden level and floors 1, 2; replace 7 historic 2 over 2 wood windows with 7 old Bostonian wood 2 over 2 windows.

18.1442 SE 2 San Juan Street

Applicant: Jon Shocket, Skinner Demo

Proposed Work: Demolish and dispose of non-historic rear garage addition.

18.1459 SE 53 Rutland Square

Applicant: Josh Smith, Zephyr Architects

Proposed Work: At front façade, construct roof deck. (*See Additional Items in Administrative Review*).

- 18.1461 SE      552 Tremont Street  
Applicant: Justin Kelly  
Proposed Work: At front façade street level, remove existing storefront plate glass windows and replace with operable windows.
- 18.1463 SE      19 Worcester Street  
Applicant: Amy Johnson  
Proposed Work: At rear façade facing a public way, construct a one story brick wall with an overhead garage door. Install a black iron fence in remaining opening.
- 18.1467 SE      230 Shawmut Avenue  
Applicant: Cathy Baker-Eclipse  
Proposed Work: At Peter's Park perform the following improvements:
- Improve entryways at Shawmut Avenue, Washington Street, and Bradford Street.
    - Replace pavement
    - Add plantings
  - Repair irrigation system in ball field
  - Add stone dust path connecting Washington Street and Shawmut Street
  - Add custom metal fencing along Washington Street, Shawmut Avenue, and Bradford Street.
  - Add benches
  - Repair drainage
- 18.1425 SE      587 Albany Street  
Applicant: Josh Fetterman, City Realty Group  
Proposed Work: Demolish existing structure and erect a new 6 unit residential dwelling.

### III. ADVISORY REVIEW

- 18.1462 SE      540 Albany Street  
Applicant: William Keravuori, The Abbey Group  
Proposed Work: Demolish existing non-contributing structure and erect 4 new commercial buildings with public space.
- 95 Berkeley Street  
Applicant: Derek Johnson, CIM Group  
Proposed Work: Install new windows on all facades that are more historically accurate.

- IV. ADMINISTRATIVE REVIEW/APPROVAL:** In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or [southendldc@boston.gov](mailto:southendldc@boston.gov). Thank you.

- 18.1355 SE      24 Braddock Park: At front façade, level one and two replace 5, 2 over 2 wood windows with 5 two over two Old Bostonian wood windows.
- 18.1385 SE      53 Chandler Street: At front façade second floor replace 4 existing aluminum windows with aluminum clad windows. The windows will be 2 over 2 for large windows and 1 over 1 on side angled windows.
- 18.1398 SE      408 Columbus Avenue: Replace rubber roof and sky light in kind. At front façade, install copper flashing.
- 18.1390 SE      3 Concord Square: At front façade, restore iron fence in kind.
- 18.1458 SE      35 Concord Square: At front façade, repoint stone work to match brownstone, install new copper drip edge at roof, and install new wood and glass door under stoop, replace all wood non-historic windows 2 over 2 in kind. At front façade on all levels replace non-historic wood 2 over 2 windows in kind.
- 18.1455 SE      42 Concord Square: At front façade first floor, replace 5 aluminum windows with new wood clad windows. The full-size front facing windows will be 2 over 2; the side light, small windows will be 1 over 1.
- 18.1456 SE      18-20 East Springfield Street: At front façade mansard level, replace 8 aluminum windows with new wood clad windows. The 4 full-size front facing windows will be 2 over 2; the 4 side light, small windows will be 1 over 1.
- 18.1426 SE      419 Massachusetts Avenue: At front façade repair exterior foundation wall.
- 18.1466 SE      474 Massachusetts Avenue: At front façade 3<sup>rd</sup> floor, replace 3 non-historic wood 2 over 2 windows in kind.
- 18.1459 SE      53 Rutland Street: At front façade repoint exterior masonry, replace all non-historic wood windows in kind, restore existing wood work around windows and doors, restore existing front door, open existing light well, and restore cornice (*See Additional Items in Design Review*).
- 18.1431 SE      80 Rutland Street: At front façade replace asphalt shingles in kind.
- 18.1460 SE      613 Tremont Street: At front façade second floor, replace 3 aluminum, 2 over 2 windows with wood, 2 over 2 windows.

- 18.1446 SE      690 Tremont Street: At front façade spot repair cracks on steps and pathway to lower level units. Repaint steps and railing in kind.
- 18.1424 SE      131 Warren Avenue: At front façade repair dormer in kind.
- 18.1508 SE      1723 Washington Street: At front façade spot repoint brick in kind, Reset existing windows in kind, at top level, replace two non-historic windows in kind. Replace 1 sliding door in kind. Repaint cornice in kind.
- 18.1333 SE      154 West Canton Street: At front façade repair lintels and sills in kind. Repair copper gutters in kind, repair/restore front steps to original tread profile. Repair sandstone pediment in kind. Remove alarm box.
- 18.1430 SE      194 West Canton Street: At front façade install new radius copper gutter and copper ledge metal in kind.
- 18.1422 SE      15 Worcester Street: At front façade install new double sided blade sign using the same hanging hardware as previous sign. Replace existing white vinyl letters with new letters to read “COOLIDGE YOGA.”
- 18.1387 SE      1317 Washington Street: At front façade install new double sided blade sign using the same hardware as previous sign.

**V. RATIFICATION OF 6/5/2018 PUBLIC HEARING MINUTES & 6/14/2018 WASHINGTON STREET BIKE RACK SUBCOMMITTEE MINUTES**

**VI. STAFF UPDATES**

**VII. PROJECTED ADJOURNMENT: 9:00 PM**

**DATE POSTED: JUNE 22, 2018**

**SOUTH END LANDMARK DISTRICT COMMISSION**

John Amodeo, John Freeman, Catherine Hunt, Diana Parcon  
Alternate: Peter Sanborn

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/